

Network of prominent offices providing sales coverage for the following towns and surrounding villages:

Alcester; Alvechurch; Barnt Green; Bewdley; Birmingham (South); Bromsgrove; Chaddesley Corbett; Droitwich Spa; Evesham; Kidderminster; Malvern; Pershore; Redditch; Rubery; Stourport-on-Severn; Studley; Upton-on-Severn; Worcester



Allan Morris

estate agents



2 Maiden Way, Breme Park, Bromsgrove, Worcestershire, B60 3GL

This freehold end-terraced house is situated in a desirable residential area within walking distance of the railway station and amenities of Aston Fields. The house offers well appointed accommodation, two parking spaces in the courtyard to the rear and a private rear garden with a lovely south westerly aspect.



Price £236,950 'Vacant & No Onward Chain'

ampsales@allan-morris.co.uk

01905 969659

0121 445 5209

01527 874646

www.allan-morris.co.uk

Allan Morris & Peace Limited trading as Allan Morris Estate Agents. Registered in England and Wales, Company Number 06434677

Registered Office: 18 High Street, Bromsgrove, Worcestershire. B61 8HQ.



IMPORTANT INFORMATION

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property.

MEASUREMENTS - Our quoted room sizes are approximate and intended for general guidance, you are particularly advised to verify all the dimensions carefully.

FIXTURES AND FITTINGS - Only those items specifically mentioned in these details are included in the sale price.

SERVICES - The mention of any services and/or appliances does NOT imply their full and efficient working order, as they have NOT been tested by Allan Morris.

Allan Morris will not be liable, in negligence or otherwise, for any loss arising from the use of these details.

We reserve the right to check the identity of vendors and purchasers to comply with money laundering regulations.

LETTINGS - If you would like to rent your property out, or alternatively rent a property from us, contact our Letting Department on 01905 770400.

VIEWING - By appointment with Bromsgrove office at 18 High Street, or telephone **01527 874646**.
Open Monday to Friday 9.00am to 5.30pm and Saturdays 9.00am to 4.00pm.



- Freehold end-terraced house
- Two bedrooms
- Bathroom
- Hall with w/c
- Lounge
- Fitted kitchen diner
- PVC double glazing
- Gas-fired central heating
- Two courtyard parking spaces
- Private south westerly rear garden

The property more particularly comprises:

A canopy porch with a double glazed front door opening to the HALL having a door to lounge, radiator, ceiling light point and a door to:

CLOAKROOM

Having a white low flush w/c and wash hand basin with tiled splashback, radiator, extractor fan and ceiling light point.

LOUNGE 14'8" x 8'5" < 9'10" (4.47m x 2.57m < 3.00m)

(Measurements include recesses) having a feature fireplace with an electric fire, double glazed window to front, two radiators, TV aerial point, telephone point, stairs to first floor, ceiling light point and a door to:

FITTED KITCHEN DINER 12'8" x 7'8" (3.86m x 2.34m)

(Measurements include units) having base and wall units with work top surfaces, single bowl/single drainer sink, recesses for washing machine, tumble dryer and fridge/freezer, built-in electric oven and four ring gas hob with integrated cookerhood over. Part tiled walls, double glazed window to rear, double glazed door to rear garden, radiator, ceiling light point and a cupboard housing the 'Worcester' gas-fired boiler, installed May 2016.

From the lounge, stairs with balustrade lead up to the FIRST FLOOR LANDING having a double glazed window to side, radiator, access hatch to loft, ceiling light point and a built-in airing cupboard housing the hot water tank.

BEDROOM ONE 10'8" x 7'8" < 8'4" (3.25m x 2.34m < 2.54m)

(Measurements exclude wardrobes) having two built-in double wardrobes, two double glazed windows to rear, radiator, TV aerial points, two wall light points and ceiling light point.

BEDROOM TWO 12'8" x 4'9" < 7'8" (3.86m x 1.45m < 2.34m)

Having two double glazed windows to front, radiator and ceiling light point.

BATHROOM 6'2" x 6'2" (1.88m x 1.88m)

(Measurements include suite) having a white suite comprising: a low flush w/c, pedestal wash hand basin; and a panelled bath with shower over, part tiled walls, radiator, shaver point, extractor fan and ceiling light point.

OUTSIDE

PARKING

The property benefits from two parking spaces in the courtyard to rear.

GARDEN

The house stands behind a small shrubbery garden and a gate opens to a paved pathway along the side to the rear, where there is a private rear garden with a lovely south westerly aspect, that is laid to paving and slate chippings for ease of maintenance. There is a water tap and gate to the courtyard parking to the rear.

GENERAL INFORMATION

TENURE

The vendor advises us that the property is FREEHOLD. Allan Morris & Peace Limited would stress that they have not checked the legal documentation to verify the status of the property and would advise the buyer to obtain verification from their solicitor.

COUNCIL TAX BAND: B

(Bromsgrove District Council)

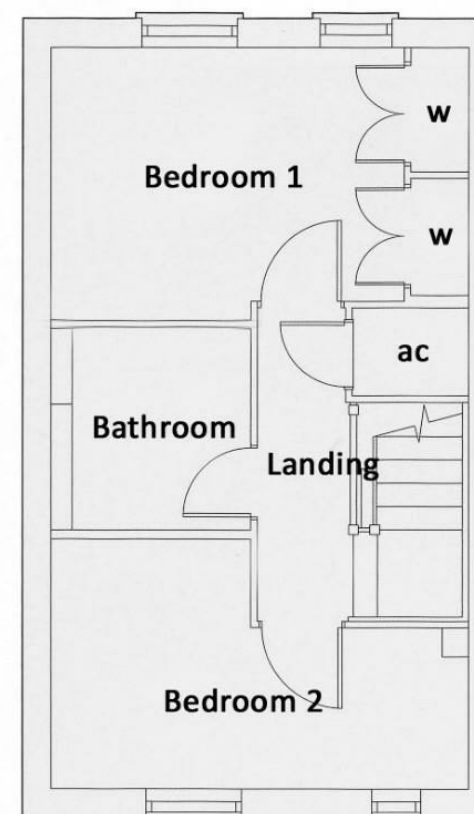
EPC RATING: C

(Energy Performance Certificate)

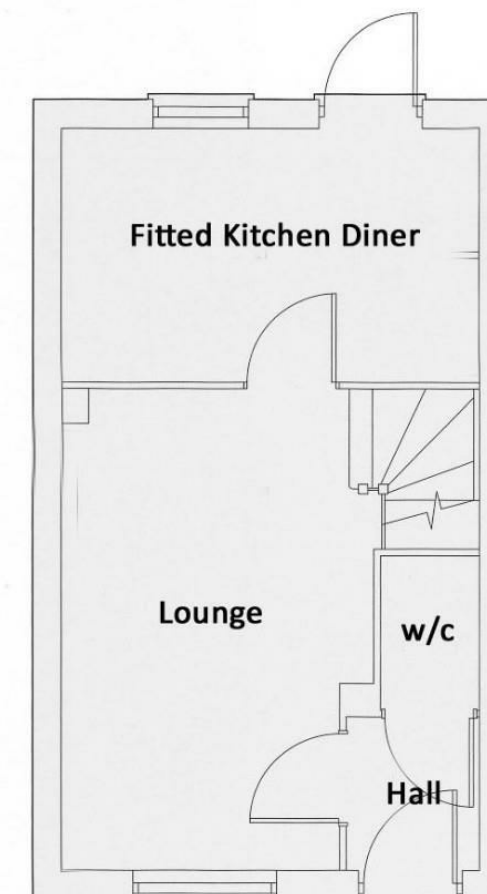
DIRECTIONS

From Bromsgrove town centre: take New Road, at the traffic lights turn right into the A38 Bromsgrove Eastern Bypass. At the next lights turn left into Stoke Road, then immediate right into Sherwood Road, which leads into Newton Road. At the end of the road turn left into Newton Square and then rights at the T-junction. At the next T-junction turn left into railway Walk, then first right into Maiden Way, where the property will be found on the right, as indicated by the agent's 'for sale' board.

AMP:2353/D1



First Floor



Ground Floor

Not to scale.

For general guidance purposes only and not to be taken as a statement of fact.